

157.0

0003

0016.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

729,200 / 729,200

USE VALUE:

729,200 / 729,200

ASSESSED:

729,200 / 729,200


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
82		GEORGE ST, ARLINGTON

**OWNERSHIP**

Owner 1:	82 GEORGE LLC	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 25 OVERLOOK DR

Street 2:

Twn/City: BEDFORD

St/Prov: MA Cntry: Own Occ: N

Postal: 01730 Type:

**PREVIOUS OWNER**

Owner 1: KAPURIA SAMIR -

Owner 2: KAPURIA RIVERA ENERY -

Street 1: 25 OVERLOOK DR

Twn/City: BEDFORD

St/Prov: MA Cntry: Own Occ: N

Postal: 01730

**NARRATIVE DESCRIPTION**

This parcel contains 6,500 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1663 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	70.	0.95	7									430,498						430,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		6500.000	298,700		430,500	729,200			104531
							GIS Ref		
							GIS Ref		
							Insp Date		
							05/22/18		
							Entered Lot Size		
							Total Land:		
							Land Unit Type:		

PREVIOUS ASSESSMENT									Parcel ID	Parcel ID			PAT ACCT.			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date						
2020	101	FV	298,900	0	6,500.	430,500	729,400	729,400	Year End Roll	12/18/2019						
2019	101	FV	242,100	0	6,500.	430,500	672,600	672,600	Year End Roll	1/3/2019						
2018	101	FV	242,100	0	6,500.	362,900	605,000	605,000	Year End Roll	12/20/2017						
2017	101	FV	242,100	0	6,500.	332,100	574,200	574,200	Year End Roll	1/3/2017						
2016	101	FV	242,100	0	6,500.	282,900	525,000	525,000	Year End	1/4/2016						
2015	101	FV	228,200	0	6,500.	246,000	474,200	474,200	Year End Roll	12/11/2014						
2014	101	FV	228,200	0	6,500.	227,600	455,800	455,800	Year End Roll	12/16/2013						
2013	101	FV	228,200	0	6,500.	216,500	444,700	444,700		12/13/2012						

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
7/30/2008	848	Wood Dec	7,000						8/25/2018	Missed Appt.	BS	Barbara S							
5/13/1996	254		13,350					SHED DORMER 35 FT	7/31/2018	Missed Appt.	CC	Chris C							
7/28/1994	496	Manual	500					REPLACE PORCH	5/22/2018	MEAS&NOTICE	BS	Barbara S							
									2/1/2018	Mail Update	EMK	Ellen K							
									12/1/2008	Entry Denied	372	PATRIOT							
									9/26/2003	MLS	MM	Mary M							
									1/15/2000	Inspected	264	PATRIOT							
									11/29/1999	Measured	268	PATRIOT							
									7/24/1993		KT								

Sign: VERIFICATION OF VISIT NOT DATA / / /

**EXTERIOR INFORMATION**

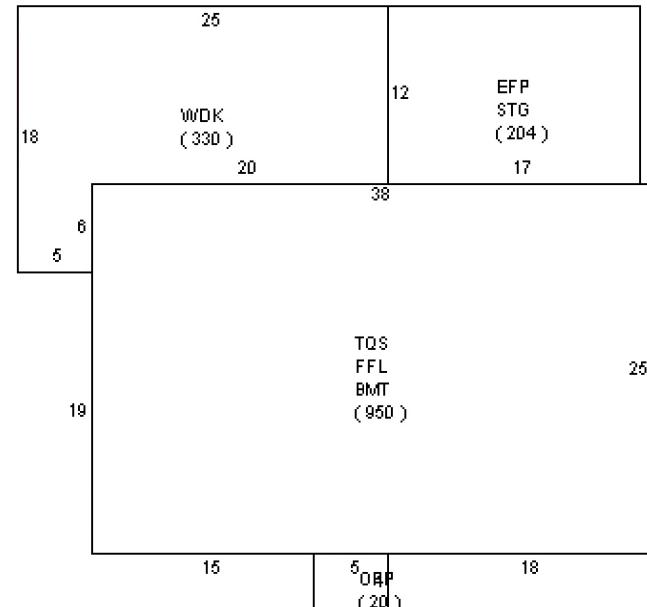
Type:	5 - Cape	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Good
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

--	--	--	--	--	--	--	--	--	--	--	--

**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1952
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G10
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	
% Sprinkled:	

**DEPRECIATION**

Phys Cond:	GD - Good	18.	%
Functional:			
Economic:			
Special:			
Override:			
	Total:	18.6	%

**CALC SUMMARY**

Basic \$ / SQ:	105.00
Size Adj.:	1.28157890
Const Adj.:	0.98500049
Adj \$ / SQ:	132.547
Other Features:	95500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	366993
Depreciation:	68261
Depreciated Total:	298732

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	132.55	
Special Features:	0	Val/Su Net:	88.61	
Final Total:	298700	Val/Su SzAd:	179.67	

**PARCEL ID**

157.0-0003-0016.A

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total:

